

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: July 14, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@manchesternh.gov](mailto:planning@manchesternh.gov)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, July 14, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed):**

**(Continued from June 23, 2005)**

1. S-26-2005 Property located at 374 Thornton Street, an application to subdivide property to create two (2) lots – West Point Trust (Peter Deprisco, Trustee)
2. SP-20-2005 Property located at 1069 S. Mammoth Road, an application for site plan approval for the construction of a 10,800 sq. ft. garage building and outside storage area for portable toilets – 14 SMR, LLC (d.b.a. Dave's Septic Service)

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With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board ACCEPT the applications and conduct a Public Hearing.

**The staff has received a request by the applicant for SP-25-2005 (item # 7) to postpone the public hearing until August 11th, therefore item # 7 should not be accepted, at this time.**

A motion would be in order to accept the following **CURRENT APPLICATIONS:**

3. S-31-2005 Property located at 155 Old Wellington Road, an application to subdivide property to create two (2) lots – Alliance Investment Properties, LLC
4. S-32-2005 Property located at 53 Oneida Street, an application to subdivide property into two (2) lots – Emma E. Stewart, c/o William Stanton
5. SP-22-2005 Property located at 415 Silver Street, an application for site plan approval for conversion of an industrial building into a 57 unit apartment complex – Renaissance 8 Limited Partnership
6. CU-19-2005 Property located at 415 Silver Street, an application for a conditional use permit to reduce the required number of parking spaces from 86 spaces to 57 spaces – Renaissance 8 Limited Partnership

7. SP-25-2005 Property located at 25 Lakeside Drive, an application for site plan approval for the construction of a 2,650 sq. ft. restaurant with drive-through component and parking – Anagnost Investments, Inc.
8. SP-26-2005 Property located at 594-604 Silver Street, an application for site plan approval for expansion of a six unit attached townhouse development by construction of two (2) additional attached townhouse dwelling units – R2003L Realty
9. PD-02-2005 Property located on Bodwell Road, an application to create a planned development by construction of ten (10) duplex buildings containing a total of twenty (20) dwelling units - Paul Cowette, Trustee
10. CU-17-2005 Property located at 326 Maple Street, an application for a conditional use permit to change a use from dry cleaning to convenience store – Babar Kahn, agent
11. CU-18-2005 Property located at 326 Maple Street, an application for a conditional use permit for a reduction from the required number of parking spaces - Babar Kahn, agent

## **II. LIMITED BUSINESS MEETING:**

12. S-26-2005 Property located at 374 Thornton Street, an application to subdivide property to create two (2) lots – West Point Trust (Peter Deprisco, Trustee)
13. S-31-2005 Property located at 155 Old Wellington Road, an application to subdivide property to create two (2) lots – Alliance Investment Properties, LLC
14. S-32-2005 Property located at 53 Oneida Street, an application to subdivide property into two (2) lots – Emma E. Stewart, c/o William Stanton
15. CU-17-2005 Property located at 326 Maple Street, an application for a conditional use permit to change a use from dry cleaning to convenience store – Babar Kahn, agent
16. CU-18-2005 Property located at 326 Maple Street, an application for a conditional use permit for a reduction from the required number of parking spaces - Babar Kahn, agent
17. CU-14-2005 Property located at 587 Union Street, an application for a conditional use permit to convert the existing residence to office space – Stephen Carey  
*(Information to be distributed at meeting.)*
18. CU-16-2005 Property located at 587 Union Street, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate conversion to office space – Stephen Carey  
*(Information to be distributed at meeting.)*
19. Review of Appeal from decision of Planning Board to the ZBA regarding McLane Lane.
20. Request by applicant (Faneros) to withdraw SP-04-2005 (101 Maple Street).